Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on November 13, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
John J. Tagle

Absent:
Thomas Strat

Also Present:
R. Brent Savidant, Planning Director
Susan Lancaster, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Eric Huang, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2012-11-071
Moved by: Schultz
Seconded by: Schepke

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2012-11-072
Moved by: Hutson
Seconded by: Krent

RESOLVED, To approve the minutes of the October 23, 2012 Special/Study meeting as published.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SITE CONDOMINIUM DEVELOPMENTS

5. PRELIMINARY SITE PLAN REVIEW – Proposed Beachview Estates Site Condominium, 10 units/lots, West side of Beach Road, 1000' South of Long Lake, Section 18, Currently Zoned R-1A (One Family Residential) District

Mr. Carlisle reviewed the proposed project brought before the Board this time as a cluster development. Mr. Carlisle addressed:

- The approval process.
- Deficit of open space.
- Variance to seek discretionary density bonus.
- No action required by Board prior to granting of variance.

Mr. Carlisle voiced strong support of the cluster option development, noting the following:

- Potential to address deficit of open space with slight modification in lot size.
- Create site amenity of stormwater retention area; i.e., walking trail.
- Provide access to open space; i.e., walking path between lots 6 and 7.
- Petitioner's intent to seek sidewalk waiver for sidewalk requirement along Beach Road.

Joe Maniaci of Mondrian Properties was present. Mr. Maniaci addressed the Planning Consultant's comment to modify lot sizes as a means to meet the open space requirement. He said reducing the rear yard setbacks would not create a cohesive development with the surrounding neighborhood, nor would it provide homeowners with enough space for amenities such as pools, decks, play areas.

Jeremy Carnahan of Professional Engineering Associates, project engineer, said reducing the setbacks would significantly impact the layout of lots. Mr. Carnahan said he did not have the appropriate information with him to determine how much of a setback reduction could achieve the 9% deficit.

There was further discussion on:

- Standard lot depth.
- Elimination of one (1) home to meet open space deficit.
- Access / pedestrian path to open space.
- Cluster option vs standard conventional development.

- Retention basin with respect to standing water and incline.
- Department procedural flow chart.

Several members commended Mr. Maniaci for his time and diligence in proposing a cluster development that preserves the natural environment of the area.

Mr. Maniaci said it would not be economically viable to eliminate one (1) home to offset the open space deficit. He reminded the Board he is proposing the cluster development option at their request. Mr. Maniaci said that possibly a fountain would be placed at the retention area noting a walking path would be hazardous. Mr. Maniaci said an agreement was reached with the neighbor to the north whose property is being purchased not to provide access to the open space, but he would approach the neighbor again to this respect. He stated the build-out timeline would be approximately one to one and a half years.

Chair Tagle opened the floor for public comment.

There was no one present who wished to speak.

Chair Tagle closed the floor for public comment.

6. PRELIMINARY SITE PLAN REVIEW – Proposed Timbercrest Preserves Site Condominium, 14 units/lots, West of Dequindre, South of Wattles, West Side of Fernleigh Drive, Section 24, Currently Zoned R-1C (One Family Residential) District

Mr. Carlisle reviewed and expressed support of the proposed application. Mr. Carlisle recommended approval of the Preliminary Site Condominium application conditioned on the applicant satisfying the requirements as listed in his report dated October 30, 2012.

Joe Maniaci of Mondrian Properties was present. Mr. Maniaci said there is no problem addressing the conditions identified by the Planning Consultant. Mr. Maniaci addressed routine treatment of a stub road and potential future development to the south.

There was discussion on:
- Intersection visibility.
- Fernleigh Road – dirt vs pavement.
- Retention area.
- County drain on site.
- Types of stub road treatment.
- Public notification of residential projects; not required, development is by right.

Resolution # PC-2012-11-073
Moved by: Hutson
Seconded by: Krent

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Timbercrest Preserves Site Condominium, 14 units/lots, south of Wattles, west side of Fernleigh Drive, Section 24, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Indicate treatment of proposed Timbercrest Drive stub.
2. Add note to Lot 7 stating that "driveway placement shall be on the south side of the lot so as to not impact the placement of the sidewalk ramp for pedestrian crossing of Timbercrest Drive".
3. There should be a minimum of 2' from the face of the existing utility poles to the edge of sidewalk along Fernleigh Drive.
4. Relocate the four (4) trees that are proposed at the corners of Branchmoor and Timbercrest (NE and SE corners).

Yes: All present (8)
Absent: Strat

MOTION CARRIED

OTHER BUSINESS

7. APPROVAL OF 2013 PLANNING COMMISSION MEETING SCHEDULE

Resolution # PC-2012-11-074
Moved by: Schultz
Seconded by: Krent

RESOLVED, That the Troy City Planning Commission hereby establishes the following schedule for their meetings during the calendar year 2013:

1. Regular Meetings will be held on the second Tuesday of each month.
2. Special/Study Meetings will be held on the fourth Tuesday of each month, as necessary, with the exception of February 26 and December 24.
3. If additional Special/Study Meetings become necessary, alternate Special/Study Meeting dates may be set at the discretion of the Commission.

Yes: All present (8)
Absent: Strat

MOTION CARRIED

8. PUBLIC COMMENTS – Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

Mr. Savidant introduced an informal proposed revision to the approved Big Beaver Kilmer Planned Unit Development project with respect to the residential units, and asked for feedback from the members.

General discussion followed.

The Regular meeting of the Planning Commission adjourned at 7:52 p.m.

Respectfully submitted,

John J. Tagle, Chair

Kathy L. Czarnecki, Recording Secretary

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